LOT 23 MAGNOLIA HEIGHTS S/D OF L
723-420, LE 1525-2353, QC 1525-2

WESTON WAHCONDAH M
637 NW LONG ST
LAKE CITY, FL 32055

2027

00-00-00-11456-000

BUILDING CHARACTERISTICS

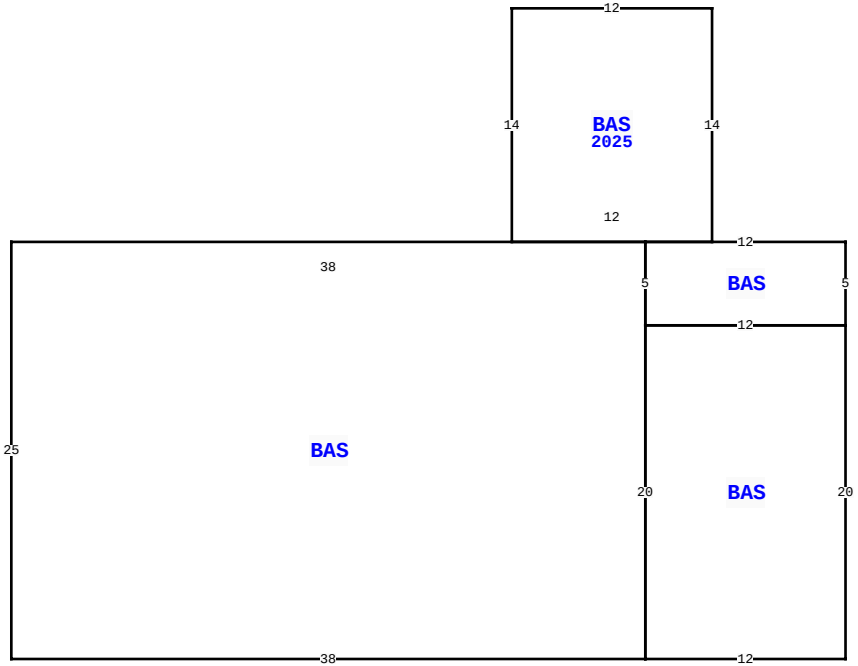
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	4,084
BAS	240	100		240	16,335
BAS	950	100		950	64,660
BAS	168	100	2025	168	11,435
TOTALS	1,418			1,418	96,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,418	112.5000	123.75	175,478	1964	1964	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2025 Heated Area: 1418 HX Base Yr 2025



637 NW LONG ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2021 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	96,513
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	3,200
TOTAL MARKET VALUE	100,513
SOH/AGL Deduction	38,883
ASSESSED VALUE	61,630
TOTAL EXEMPTION VALUE	HX HB SX 61,630
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	100,513
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044654	Roof Replacement	6,300	06/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/2355	10/17/2024	QC	U	I	11	100
GRANTOR: BYRDEN RENEE						
GRANTEE: WESTON WAHCONDAH M						
1525/2353	10/17/2024	LE	U	I	14	100
GRANTOR: LANE BETTYNE U (ENH L						
GRANTEE: WESTON WAHCONDAH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W38 S25 E38 N20 N5 $
BAS=[ORIG=0,25] E12 N20 W12 S20 $
BAS=[ORIG=0,5] E12 N5 W12 S5 $
BAS=[YR=2025;ORIG=-8,-14] E12 S14 W12 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	3,200.00	3,200.00	3,200							

REVIEW DATE 11/25/2024 BY HC Total Acres: 0.18 Total Land Value: 3,200 Market: 0 Agricultural: 0 Common: 3,200 PRINTED 11/17/2026 BY SYS